



Chasefield Road, SW17

£1,150,000 *Freehold*



An exceptional four-bedroom family house that has undergone an extensive and sympathetic renovation whilst retaining many of its original features and set on a sought after residential road.

KEY FEATURES

- Handsome Victorian House
- Four Double Bedrooms
- Two Stylish Bathrooms
- Utility Room
- Downstairs WC
- 1599 sqft



Tooting

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This exquisite house spans across 1599 sqft and comprises a stunning open plan kitchen/dining room with polished concrete flooring throughout and under floor heating. There is bespoke handmade kitchen and stylish Crittall double doors leading into the beautiful garden. To the front of the house is separate reception room with beautiful stripped fine floorboards and an original feature fireplace. A utility room has also been thoughtfully incorporated along with a modern downstairs WC. The gorgeous entrance hall still retains the original tiled flooring that has been beautifully restored.

On the first floor there are two generous double bedrooms with the larger of the two at the front of the property also benefitting from generous and bespoke built in storage. There is also a stunning contemporary family bathroom which has been finished to a high standard and benefits from both a bath and walk in shower. On the second floor there are two further two double bedrooms both of which are serviced by another exquisitely finished bathroom.

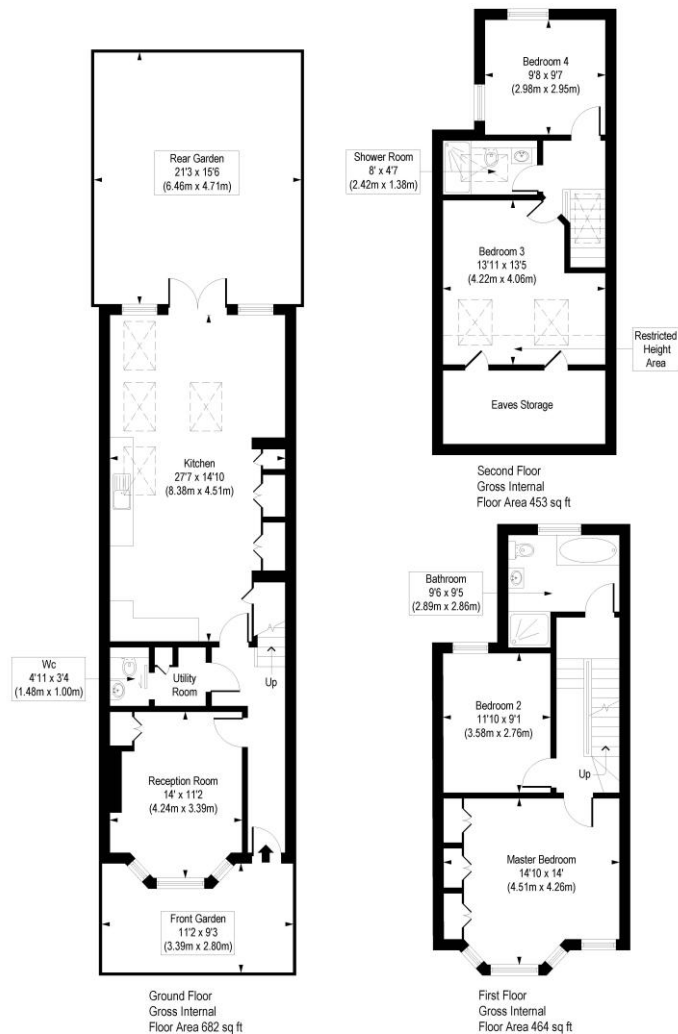




Chasefield Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The property's location further benefits from being within a short walk of Tooting Bec Common. The house is future-proofed and would make a fantastic family home for decades to come.

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Approx. Gross Internal Floor Area 1599 sq. ft / 148.62 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1475 sq. ft / 136.99 sq. m (Excluding Restricted Height Area & Eaves Storage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	82 B
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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